



Lake County Division of Planning
And Community Design

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PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: Brian Sheahan, Chief Planner
From: Karen Rosick, Planner
Re: GTE Federal Credit Union- Greater Groves
Date: **DRS MEETING DATE: July 26, 2007**

TYPE OF DEVELOPMENT:

☐

Residential
Subdivision

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Multi-Family
Site Plan

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Commercial
Site Plan

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Industrial
Site Plan

Proposed Use of Property: **Federal Credit Union**

ZONING AND LAND USE: The property is approximately **2.46 +/-** (acres) in size, based on the property record cards submitted with the application. The property is currently **zoned Planned Unit Development (PUD) -Resolution No. 1994-195.** The Land Use category is **Ridge.**

WILL REQUIRE REZONING:

☐

Yes

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No

WILL REQUIRE F.L.U.M. AMENDMENT:

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Yes

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No

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Informational: Resolution No. 1994-195. allows a total of 150,000 commercial square feet within a 15.2 acre parcel identified on the preliminary development plan. You will be required to demonstrate, when submitting the site plan, the location of the proposed site within the, designated commercial, 15.2 acre parcel identified on the preliminary development plan, and that the commercial square footage for this PUD has not already met the 150,000 square foot build out .

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? There are no major concerns. Is an Environmental Assessment required? Yes, a preliminary environmental assessment will be required to be submitted with the preliminary plat and must meet the Land Use Regulations (LDRs) 6.04.00.

Landscape and other buffers provided? A Type "B" landscape buffer, 15 feet wide consisting of four canopy trees, 3 ornamental trees (optional), and a single row of shrubs per 100 lineal feet of property boundary shall be required for the rear and sides. A minimum twenty (20) foot wide buffer is required for the front of the building running along hwy 27. An appropriate Landscape plan Shall be submitted at the time a Site Plan or Development application is submitted. According to Section 9.01.06 LDRs, the Landscape plan must be prepared by a Landscape Architect, it Shall be signed, dated, and sealed by a Landscaped architect registered pursuant to the provisions of Chapter 481, Florida Statutes, Part II.

Parking (including for bicycles), loading and waste disposal? Designated parking shall be provided on site meeting the requirements of LDR 9.03.05 and the number of required parking spaces is determined by a formula of 1 space per 200 square feet of gross leasable area. All parking spaces shall have wheel stops. Bicycle parking will be required and demonstrated on siteplan at the rate of .10 spaces per the required motor vehicle spaces.

Access Management and ROWs correct? Comments will be provided by Public Works.

Water/sewer plans? A letter of availability from utility provider will be required at time of siteplan submittal. The Health Department will address water and wastewater issues.

Setbacks shown/correct? Setbacks, as shown, meet the LDRs setback requirements.

Open Space shown/correct? The site plan must meet the requirements of Table 3.02.06 that limits the amount of impervious surface to 70% of the site plan area, and the maximum floor area ratio is limited to .50%. The maximum building height is 50 feet.



Date: July 12, 2007

To: Karen Rosick

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "GTE Federal Credit Union – Greater Groves"

Section/Township/Range: 23-24-26

JPA: N/A

Comments: Application states central water and sewer utilities will be available; the DOH has no further comments at this time.